

TOD SITE PROFILE

3630-3670 LEE RD

SHAKER HEIGHTS, 44120



OVERVIEW

The City of Shaker Heights seeks partners to design, develop, and construct a neighborhood center featuring mixed-use buildings, a central plaza, and enhanced park space as envisioned in the [Lee Road Action Plan](#) and supported by new zoning. The 0.722 acre site is near the Chagrin-Lee commercial district which is served by three GCRTA's transit lines: the 40 and 14 bus lines and Blue Line light rail. The site will also benefit from the [Complete Streets](#) public improvements that began construction in September 2026, and will include a newly paved roadway, safer pedestrian crossings, a new two-way off-road cycle track, updated traffic signals, lighting, landscaping, trees, and other amenities.

	①	②	③	④
Parcel ID	73524064	73524065 73524067 73524069	73524068 73524045 73524044 73524046	73524047 73524048
Acres	0.926	2.056	1.906	0.292
Developable Acres*	0.919	1.918	1.823	0.292
Owner**	SHDC	SHBE	City of Shaker Heights	
Zoning***	Commercial Mixed-Use (CM3)		PR	TF
Current Use	Vacant	SH School Service & Transport (to be relocated)	Park	Vacant

CONTACT

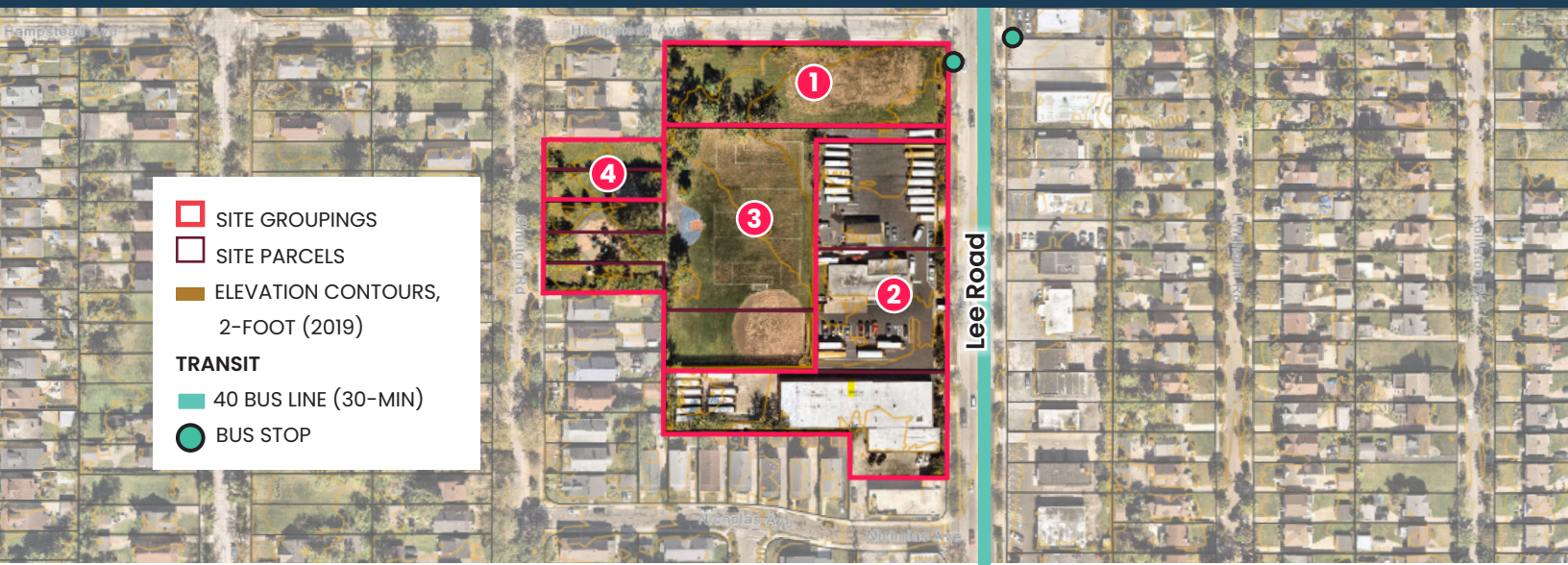
Laura Englehart

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Director
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**Total acreage not constrained by steep slopes and/or water features*

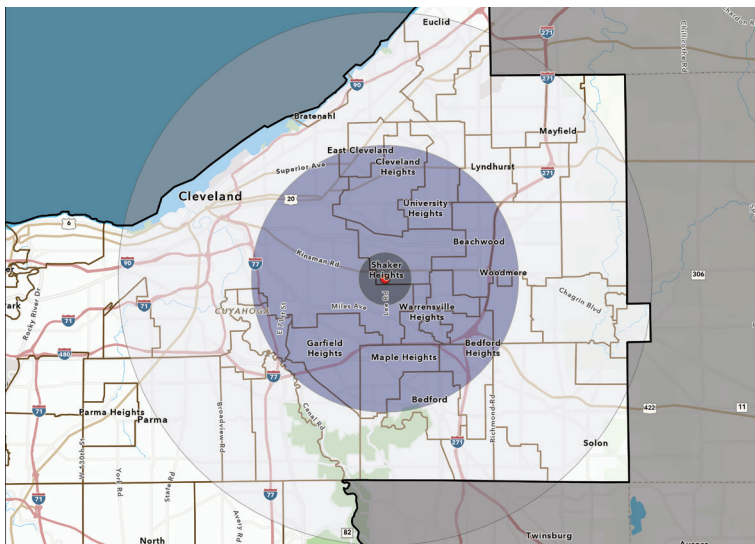
***Shaker Heights Development Corporation (SHDC), Shaker Heights Board of Education (SHBE)*

****Parks (PR), Two-Family (TF)*



DEMOGRAPHIC DATA

	1-Mile	5-Mile	10-Mile
Population			
Total Population	21,803	307,510	780,175
Median Age	43.08	39.69	40.84
Educational Attainment			
Less than High School	7%	10%	10%
High School Diploma/ Some College	47%	48%	49%
Associates Degree	8%	8%	8%
Bachelors Degree	20%	17%	18%
Advanced Degree	19%	18%	16%
Household (HH)			
Total Households	10,291	135,030	348,821
Average HH Size	2.11	2.20	2.18
HH Income			
Median HH Income	\$64,376	\$66,938	\$69,842
HH Vehicle Ownership			
No Vehicle	11%	16%	15%
1 Vehicle	49%	45%	43%
2+ Vehicle	39%	39%	42%



● SITE, RADII: ● 1-MILE ● 5-MILE ● 10-MILE

Source: Missouri Census Data Center. (2026) Circular Area Profiles — ACS 2024. Available from <https://mcdc.missouri.edu/applications/capsACS.html>.

HIGHLIGHTS

APPLICABLE INCENTIVES

- New Market Tax Credit
- Qualified US HUB Zone
- City of Shaker Heights tax incentives negotiable

TRANSPORTATION

- 40 GCRTA bus lines: 30-minute frequency weekday AM/PM rushes and weekday mid-days
- 14 GCRTA bus line: Located within a 1/2 mile, 15-minute frequency weekday AM/PM rushes and weekday mid-days, and 30-minute frequency all week evenings and weekends
- Blue Line rail station: Located within a 1/2 mile, 15-minute frequency all day and all week

SITE DUE DILIGENCE

- Completed: Phase I, Asbestos Survey, Regulated Materials Survey, Phase II, and Remedial Action Plan for SHBE parcels
- City of Shaker Heights intends to pursue full demolition and environmental remediation prior to development

UTILITIES

- Fiber Internet Available
- Service Providers: FirstEnergy/ The Illuminating Company, AT&T Ohio, Spectrum , Cleveland Water

Site Profile Issued: 09/15/26

For more information on Cuyahoga TOD and other opportunities for transit-oriented development in Cuyahoga County, visit:



www.CuyahogaTOD.org